

**NO TRANSFER
TAX PAID**

WARRANTY DEED**013388**

JOSEPH M. DONATO, of Waterville, County of Kennebec and State of Maine, for consideration paid, GRANTS to **JOSEPH M. DONATO** and **SHARON DONATO**, husband and wife, both of Waterville, County of Kennebec and State of Maine, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, which was formerly the property of Harvey D. Eaton, situate on Cherry Hill Drive, located in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Commencing at an iron pin on the northerly line of Cherry Hill Drive at a southwest corner of a certain lot or parcel of land sold to Charles W. Keep, thence westerly along and in the northerly line of Cherry Hill Drive a distance of One Hundred forty (140) feet to another pin;

Thence turning and running northerly a distance of about two hundred (200) feet, more or less, (this distance is approximate) to an iron pin marking the southwest corner of Lot No. 41;

Thence turning and running easterly in a southerly line of Lot No. 41 a distance of seventy-two and one tenth (72.1) feet to an iron pin marking the southeast corner of Lot No. 41 and the southwest corner of Lot No. 42;

Thence continuing in a straight line along the southerly line of Lot No. 42 a distance of sixty-one and ninety-five one hundredths (61.95) feet to an iron pin marking the northwest corner of Keep's land;

Thence turning and running southerly in a distance of two hundred ten (210) feet, more or less, (this distance is approximate) to the point of beginning.

The line between Lot No. 48 and No. 47 as originally shown said Cherry Hill Plan is abolished and the above described parcel of land is to be taken as one building lot, and shall be known as Lot No. 47.

This conveyance is made upon express conditions, limitations, and covenants, as follows:

FIRST: This entire tract, shown by the Cherry Hill referred to above is restricted to building for residential purposes only, by the Waterville Zoning Ordinance, and said Lot No. 47, and all the lots shown by said plan are entitled to and subject to the benefits of said ordinance.

SECOND: It is further covenanted and agreed that neither this Lot No. 47 nor any other lot shown on said plan shall be used for building more than one dwelling house and that no house shall be adapted for use by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand Dollars (\$15,000.00) on said Cherry Hill Drive.

②
Gateway Title

42-21

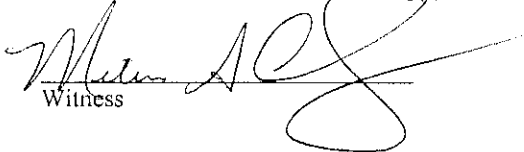
FOURTH: No building or any part of a building shall ever be erected or allowed to stand upon said lot within fifty (50) feet of any of the streets shown on said plan or within ten (10) feet of the boundary line of the lot, except as to corner lots, for instance like Lot No. 1, the set back of fifty (50) from the street shall apply only on the side next to the principal street, that is, in the case of Lot No. 1 to the side next to the first Rangeway.

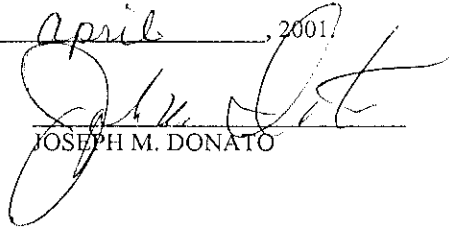
Being the same premises as described in the deed from Paul F. Poulin to Joseph M. Donato dated May 31, 1997 and recorded in Book 5373 Page 170 Kennebec County Registry of Deeds.

Also hereby conveying a perpetual easement over and upon land in the City of Waterville, Kennebec County, Maine, which land is specifically delineated on a plan dated June 16, 1963, by R. G. Knowlton C. E. and recorded in Kennebec County Registry of Deeds in Book 1305 Page 357. Being the shaded portion indicated on said plan, being ten (10) feet in width and the same being five (5) feet on either side of the sewer line which has been installed in said easement. The easement herein granted conveys the right of maintenance, repair, and replacement of the sewer line constructed within said easement.

Being the same premises as described in the deed from Paul F. Poulin to Joseph M. Donato dated April 21, 1998 and recorded in Book 5609 Page 106 Kennebec County Registry of Deeds.

WITNESS my hand and seal this 26 day of April, 2001


Witness

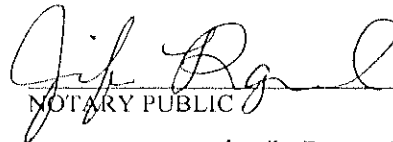

JOSEPH M. DONATO

STATE OF MAINE
Penobscot, ss.

April 26, 2001

Personally appeared the above named Joseph M. Donato and acknowledged the foregoing instrument to be his free act and deed.

Before me,


NOTARY PUBLIC

Jennifer Raymond, Notary Public
State of Maine
My Commission Expires 7/13/2007

PRINT/TYPE NAME

RECEIVED KENNEBEC SS.

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ATTEST: 
REGISTER OF DEEDS